

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: November 01, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION  
BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 14, 1998 and recorded in Document VOLUME 4233, PAGE 2634; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 20150715000869340 real property records of COLLIN County, Texas, with WILLIAM BRIAN WEAVER AND KRISTEN BLAINE WEAVER, grantor(s) and BANC ONE MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM BRIAN WEAVER AND KRISTEN BLAINE WEAVER, securing the payment of the indebtednesses in the original principal amount of \$227,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

  
PETE NANTIRUX

MICHAEL HARRISON, BECKY HOWELL, MITCH JORDAN, BOB DICKERSON, PHILLIP PIERCEALL, CRAIG MUIRHEAD, CLAY GOLDEN, DOUG RODGERS, WENDY LAMBERT, ROSS BANDY, TRAVIS KADDATZ, TROY ROBINETT, TERRY WATERS, ROBERT AGUILAR, FREDERICK BRITTON, BRADLEY ROSS, EVAN PRESS, OR MATT HANSEN

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Pete Nantirux

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.

OCT 11 2016

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

Pete Nantirux

OCT 11 2016

2016 OCT 11 PM 2:09  
STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY: KLC DEPUTY

FILED



NOS00000006258396

**EXHIBIT "A"**

SITUATED IN COLLIN COUNTY, TEXAS, AND BEING 14.33 ACRES OF LAND, MORE OR LESS, IN THE JAMES C. WHITE SURVEY, ABSTRACT NO. 1019, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENTS AND PURPOSES.

SITUATED IN COLLIN COUNTY, TEXAS, IN THE JAMES C. WHITE SURVEY, ABSTRACT NO. 1019, BEING A RESURVEY OF THE CALLED 14.314 ACRE TRACT DESCRIBED IN A DEED FROM W.H. HOHMAN AND GILBERT A. PALE TO M. MADELINE CROCKER, DATED MAY 15TH, 1973, RECORDED IN VOLUME 867, PAGE 369 OF THE COLLIN COUNTY DEED RECORDS, BEING DESCRIBED BY METES AN BOUNDS AS FOLLOWS;

BEGINNING AT A POINT AT INTERSECTION OF COUNTY ROAD NO. 581 AND COUNTY ROAD NO. 577, AT THE SOUTHEAST CORNER OF SAID 14.314 ACRE TRACT;

THENCE NORTH 0° 37' 59" WEST, PASSING AN IRON PIN SET BY A FENCE POST AT 60.20 FEET, AND CONTINUING GENERALLY NEAR A FENCE, IN ALL 327.20 FEET TO AN NAIL SET BY A POST IN SAID FENCE FOR AN ANGLE POINT;

THENCE NORTH 0° 32' 24" WEST, GENERALLY NEAR A FENCE, PASSING AN IRON PIN SET BY A CORNER POST 358.58 FEET, AND CONTINUING IN ALL 409.2 FEET TO POINT IN THE CENTER OF BRIDGE BRANCH;

THENCE WITH THE CENTER OF SAID BRANCH AS FOLLOWS:

NORTH 83° 17' 40" WEST, 54.62 FEET:

SOUTH 84° 27' 16" WEST, 64.98 FEET TO A POINT AT THE INTERSECTION OF SAID BRANCH AND THE OLD BED OF SAME, PRIOR TO BEING RE-ROUTED:

THENCE GENERALLY WITH THE OLD BED OF SAID BRANCH AS FOLLOWS:

SOUTH 09° 00' 03" WEST, 42.88 FEET:

SOUTH 28° 47' 14" WEST, 48.09 FEET:

SOUTH 68° 43' 52" WEST, 30.77 FEET:

NORTH 76° 03' 14" WEST, 43.11 FEET:

SOUTH 44° 17' 48" WEST, 63.93 FEET:

SOUTH 13° 35' 50" WEST, 35.13 FEET:

SOUTH 75° 16' 28" WEST, 19.36 FEET:

NORTH 43° 29' 46" WEST, 35.03 FEET:

NORTH 74° 45' 56" WEST, 63.33 FEET:

SOUTH 73° 29' 53" WEST, 74.25 FEET:

NORTH 81° 46' 32" WEST, 67.88 FEET:

SOUTH 47° 16' 25" WEST, 63.24 FEET:

SOUTH 84° 19' 54" WEST, 82.41 FEET:

NORTH 86° 39' 11" WEST, 91.13 FEET:

NORTH 89° 20' 08" WEST, 229.03 FEET TO AN IRON PIN SET IN THE SOUTHEAST R.O.W. LINE OF STATE HIGHWAY 121;

THENCE WITH SAID R.O.W. LINE AS FOLLOWS:

SOUTH 49° 56' 11" WEST, 419.97 FEET TO AN IRON PIN SET;

SOUTH 45° 11' 49" EAST, 115.62 FEET TO AN IRON PIN SET.

SOUTH 49° 58' 11" WEST, 22.58 FEET TO AN IRON PIN SET IN THE CENTER OF SAID COUNTY ROAD NO. 581:

THENCE WITH THE CENTER OF SAID COUNTY ROAD AND THE SOUTH LINE OF SAID 14.314 ACRE TRACT AS FOLLOWS:

SOUTH 68° 16' 26" EAST, 202.35 FEET TO AN IRON PIN SET;

SOUTH 76° 15' 34" EAST, 174.4 FEET TO A NAIL FOUND:

SOUTH 85° 18' 34" EAST, 872.65 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14.33 ACRES OF LAND.



NOS00000006258396